

**Springerville Town Council
Minutes
January 7, 2004**

Present: Mayor Kay Dyson, Vice-Mayor Mary Nedrow, and Scott Cray

Absent: Mark Baca- Excused, out of town for work.

Staff: Kurt Hassler Town Manager, Val Cordova Town Clerk, and Sterling Solomon Town Attorney

Public: Larisa Bogardus, Dave and Amy Pulsifer, Jeff Barbe, Savanna Cray, Tracey Powers, Marge, Phil, Scott, Erin, Haley Silva, Jerry & Lore Costello, Dave & Amy Pulsifer, Evaristo, Lucy, Jeri & David Silva, Charlene & Bill Becker, Shea Hamblin, Edde, Farrah, David and Alana Castillo, Barbara Cook, Chuck Barbara Hughes, Sheila & Sean Dulhante, Betty Amator, Ray Bharu, Kay Williams, Joe Montoya, Mike & Mary Moses, Catherine Harrington, Barry Williams, Arthur Baldonado, Lance Knight, Gary Kiehne, PJ Edwards Raj, Connie & Pete Hunt, Vivian Hooper, Phelps Wilhelm, Mike & Jean Dew, Stephanie HM, Robert Zammit, Steve Hamblin, Merle & Margi Harper, Sean & Sheila Dulhanty and Ed Schlosser.

1. Call to Order

Mayor Dyson called the meeting to order at 6:05p.m.

2. Pledge of Allegiance and Invocation

The Pledge of Allegiance was led by Councilman Castillo, Invocation by Mayor Dyson.

3. Public participation

Mr. David Silva stated he would be addressing the Council on item # 15.

4. Manager, Council and Chamber Reports

Mayor Dyson reported that she and Mayor Burk met with the Leadership people from Bechtel and will continue to meet about every eight weeks to discuss the project. She acknowledged and thanked the employees of TEP for their donation of 475.00 to our town for Christmas baskets.

Mayor Dyson also thanked all of the people who helped during the holiday season. She congratulated Mr. Hassler and his staff and the fire department for having winning floats in the Christmas parade this year.

The Health Care District will meet tomorrow at 5:00pm at the senior center. The committee has been focusing on recruiting two physicians, Cathy Taylor previously from here and another person who has ties to St. Johns.

The hospital is still in bankruptcy and hopes to come out by March.

Mayor Dyson reported she will be attending a legislative forum in Phoenix next week regarding healthcare funding.

She and Mr. Hassler attended the Apache-Navajo County, Mayor and Manager meeting on Monday.

The Legislative Day will be on February 11th for Mayors and Managers of the White Mountains.

She attended a good meeting last night featuring Jim Paxton reporting on "Living with Fire" and the fire status. The program focused on how we are going to prepare. The Emergency Services department has been reorganized by the sheriffs department. Community Emergency Response Teams have been organized with people selected from each neighborhood to coordinate emergency evacuation. Chief West and our town manager are working on coordinating the training involved as well as the County people. They are looking for volunteers.

Supervisor Brown talked about a county mandate for removal of dead trees and the number of trees allowed on your property to make this a fire safe community.

Councilman Cray reported that he attended two meetings in December, one with the Save our School Committee and also attended an Executive Board meeting for Blue Hills. They have purchased a transport truck for about \$90,000.

Manager's Report:

Mr. Hassler announced the upcoming meetings. The next council meeting will be on January 21st with a work session to review the audit on January 28th at 6:00pm.

The Planning and Zoning Commission meeting has been rescheduled for 15th. Three members are scheduled to be reappointed tonight and will need to be sworn in twenty-four hours prior to their next meeting.

The Parks, Recreation, Cultural Heritage committee meeting is scheduled for January 27th at 6:30pm at the senior center. They will be discussing a master plan for Becker Park.

The airport committee meeting is scheduled for January 20th at the airport.

The annual goal setting session for the Council will be on February 25th to set next years goals. The goals will then be turned over to department heads as they formulate their budgets for next year in accomplishing the goals established by the Council.

Copies of the newsletter are on hand for everyone tonight. These are no longer mailed out due to the cost of mailing. The newsletter is being done monthly with postings on the website, post office board, Safeway and copies available at the water department.

He advised the Council that he found one mistake on the financials but did not have time to reprint them. They will be reprinted tomorrow and copies will be put in the boxes. A set of financial statements for review will be provided quarterly instead of monthly from the program unless a copy is requested.

The issue of the Casa road has been dealt with for the time being so please disregard the letter in the council mail boxes.

5. Minutes

Consider approval of the minutes from the town council meeting held on December 3, 2003.

Motion by Mary Nedrow/Scott Cray to approve the minutes of December 3, 2003.

Vote:	Ayes:	Kay Dyson
		Mary Nedrow
		Scott Cray
		Ramon Castillo

OLD BUSINESS

6. Ordinance 2004-001: First reading and discussion of Ordinance 2004-001 regarding raising of the transient lodging tax from 1% to 3%.

Mayor Dyson read the ordinance. "An Ordinance of the Town of Springerville, Arizona, relating to the privilege license tax; amending the town tax code by increasing the tax rate on transient lodging; providing penalties for the violation thereof; providing for severability and designating an effective date". She asked Mr. Hassler to give a short rundown of the previous discussion and brief summary of the meeting with the motel owners.

Mr. Hassler explained that this was brought forth on November 5th for a first reading and second reading on November 19th at which time it was tabled pending discussions that night. A meeting was held in his office at which he believed representatives from all of the motels were present. In summary the general consensus was they don't like the tax, however they could live with it

if there was language in the ordinance that stated this money had to be used for tourist related activities. A previous ordinance had the language in it but the current ordinance does not. The money currently goes into the general fund to be used as the Council so desires. Over one hundred thousand dollars was spent over the last year on the Chamber of Commerce, White Mountain Partnership, and budget for the running of the Casa Museum and felt that there were tourism related activities.

Currently this language is not written into this ordinance but recommended that they do not put it in. He proposed that they track the money taken in from the bed tax separately during the next budget cycle. They can balance a line item in the council budget with a line item on the revenue side. He explained that the money received from bed tax would still go into the general fund but would be tracked separately. If the revenue is exceeded they would come back to the Council with a list of potential projects that could be done with this money.

Mayor Dyson opened the floor for discussion and stated that this was a lengthy agenda and asked that the public only take ten or fifteen minutes.

Representatives from each motel addressed the Council beginning with Ed Schlosser from the White Mountain Motel who stated that the influx of rental occupancy that will increase when the power plant begins was not taken into account when this was proposed. He felt that the current 1% tax would double or triple and was against the tax.

Gary Kiehne of Rode Inn gave the Council handouts with graphs indicating the revenues from lodging and bed tax collected for the town from 1997 until 2004.

He explained that if they keep the tax the same, their occupancy rate should increase three-fold throughout the community with the power plant coming in. Then the Council does not need to raise the tax rate to raise money to accomplish their goal to fund the chamber with \$36,000.

He further explained how much tax revenue would come in if they raised it to 3%. He reiterated that he did not feel it was necessary to pass this tax at this point but if they do, is it necessary to pass such a dramatic tax. He suggested passing a hospitality tax across the board tax for every business in the community that benefit's from tourism as an alternative solution. It could be taxed at a lesser rate and ultimately raise more money.

Roxanne Knight then reviewed the meeting with the motel owners and Mr. Hassler. She said they were all in agreement regarding the potential impacts and were just beginning to have a competitive edge in having a lower tax than Eagar. Currently they are competitive with other towns around the state. She stated it was unfair to try to support all of the tourism on the backs of four motel owners. She asked for more time to study, look at projections and alternatives they could up with a win, win situation.

Mr. Kiehne suggested to the Council that if they were going to raise the taxes to phase it in and see what happens at the end of six months.

Mayor Dyson stated that we are not raising the tax because of the power plant but to subsidize the ongoing projects the town depends on like the Casa and stabilization of the ruins and based on good fiscal management for a town that does not have any resources. The ideas given are really good and they will research the possibility of the hospitality tax. She reminded everyone that this was just a first read.

7. **TOWN HALL RESTORATION:** Consider proposals to restore the existing elementary school.

Mayor Dyson explained that in August the Council was approached by a citizens committee that wanted extra time to present ideas on how the Council could restore the Springerville school. She thanked Roxanne Knight and Scott Silva and the people who have spent so much time and energy working on this and it is appreciated. With all of the information they have been given to read through she would like to hear the presentation, take a week to review the information given them and ask more

questions on the 21st. She advised the committee that they would have forty-five minutes to give a presentation and for the public to make comments.

Mr. Hassler updated the Council and public on what has been done since the August 20th meeting. Shrubbery and one tree has been removed from the front of the building to help with drainage issues. Loads of dirt will be brought in to slope away from the building. Three trees in the rear of the building and one telephone pole and metal grates over the windows have been removed and some interior demolition has begun.

After consulting with Mr. Mel Slaysman the engineer, and SHPO officials' selective interior demolition such as removal of the false ceilings from two west rooms and partially removal in five other rooms to look for structural defects has also begun. The false ceilings will need to be removed in their entirety should a decision be made to rehabilitate the building. This will give the engineer the opportunity to fully access what is going on and replace members that are necessary. Several members and cross supports will need to be repaired or replaced. Several holes in the walls throughout the building have been opened to look for mold. Currently only one place in the kitchen area was found with mold due to all the plumbing.

Staff is currently working on tracking the water lines going into the portion of the building occupied by town hall. All phone, electricity and water lines come through the old school building and into the portion we currently occupy and will have to be relocated.

Navopache Electric has given a quote of just over \$4,500 to relocate the electricity and we are trying to get the phone company to show us how to reroute the phone lines so we don't lose phone service.

Public works will begin trenching for a new line in front of town hall next week. A cursory structural inspection by Mel Slaysman took place and a meeting with the SHPO representatives. He has also contacted Mr. Slaysman with regard to developing a contract to do a structural analysis and is currently waiting for Mr. Slaysman to send it. He noted that Mr. Slaysman is experienced with older buildings and was recommended by SHPO representatives and he also has a contract with the State. His recommendation to the Council is to sole source this contract to Mr. Slaysman to keep moving.

Mr. Hassler noted that there was a water service break in the old school that flooded the basement. He acknowledged that he did not know if the basement had been pumped out, but would meet with Tom to find out.

Roxanne Knight and Scott Silva introduced themselves as the Co-chairmen of the "Save Our School" grassroots committee and thanked all of the people on the committee who have worked with them and are shown a lot of dedication and enthusiasm.

Ms. Knight asked that they go on record verbatim which would be helpful. (All attachments read by Ms. Knight and Mr. Silva and the taped recording of tonight's meeting are a part of the official minute records).

Ms. Knight began by stating "that they have a vision that is spreading in this community that has to do with historic preservation and small town rural atmosphere. It has to do with a beautiful, pleasant and attractive downtown that our citizens can be proud of and that visitors can be charmed by and enjoy. Our small town rural atmosphere is what attracts people and the school is a symbol of that even in its dilapidated state of which comments have been made by many tourists. They envision the school being an asset to the community and a first step in a long range program to use some historic rehabilitation and help for downtown businesses to do a historic heritage type revitalization of the downtown area. This is an economic tool used very viably by many rural communities and has been very successfully across the country. Ms. Knight stated that they are just trying to help this Council and many prior town council's to carry on the project that they have been committed to and have wanted to do since the property was turned over to the city.

The town has been committed. They have worked and struggled with problems on how to do it but now have a community full of people willing to help the town figure out how to do it. The town has shown some commitment and has spent a lot of money on the initial analysis of the building,

environmental reviews and have done temporary roof repairs of which the committee appreciates. The town has accepted the SHPO grant for renovation and has shown some commitment and the committee wants to help carry through with this.

She believes that the majority of the people in this community want to save that school and enhance that small town feeling downtown. She said they were asked to effectively demonstrate that there was community support. They have effectively proven that wrong. They have not met with hardly anyone who has been against it. There are rumors out there that this is impractical and cost 2.2 million dollars and they are far from that. They have proven that this is a feasible project.

Ms. Knight again thanked the people who came here tonight in support of this project. She said that petitions have been gathered with well over two hundred signatures. She stated that about half of the signatures on the petitions are from Springerville, but there are signatures from the community as a whole as well as people from around the area whom were also asked to sign the petition as they are a part of the community and do business in Springerville.

Ms. Knight said they had received a memo from the Town Manager saying that they did not have to go into why they should do this as it had been pretty accurately covered but the committee felt they should do an overview for those who have not heard any arguments. She said that they very much wanted to propose a motion tonight and they are hoping to get a motion from the Town of Springerville to move forward with the plan to save and renovate the historic Springerville Elementary School.

She stated that they scrambled and spent long hours trying to communicate with government agencies over the holidays and feel that they have amassed enough information that might call for a vote tonight".

"WHY SAVE THE OLD SCHOOL MEMO" was displayed on the screen for the public to follow along while it was read aloud by Ms. Knight. (Actual Memo Attached)

At the end Ms. Knight emphasized that the time line to completion is five years or less with maximum of five years. It would be done in phases with the first stage being 18 months with something open and usable by the public. She then turned discussion on funding to Scott Silva.

Mr. Silva explained that they would be showing a cost comparison, comparing new construction with existing renovation. He explained that example A is based on the total square footage of the building, based on plans received from Mr. Hassler and national averages based on RS Means Inc., one of the better known estimating programs in the US. Their data is verifiable and very good. They did not choose the lowest number because when calculating for town halls and municipal buildings, they give you a range and they chose a mid-line figure that comes in very respectful at \$95.50 per square foot. Based on a 12,000 sq. ft building this gives a total building cost for a new building of \$1,146,000.00. Subtracting out the demolition and grant monies from CDBG would be \$110,000.00, environmental mediation which they picked a fairly mid-line number given the condition of the building. The conditions they ran into are better than what they had envisioned in August, with little mold, the asbestos is limited to floor tiles only (least dangerous form of asbestos you can find). This can be disposed of in paper bags covered by dirt as there are no special handling characteristics. With the remediation they added \$20,000, landfill fees and handling \$30,000 and another low end figure of \$10,000 for Architect and plans. Subtracting out the grant monies, gives an estimated total of \$1,096,000.00. The proposal is based on starting multiple phases on this project. They picked the existing classrooms in the front of the building as well as the existing hall way with the historic value.

Mr. Silva explained example B comparison for a new building of 4330 Sq. ft at \$95.50 per sq. ft estimated cost of \$361,515.00. Mr. Silva then reviewed the existing building renovation with qualifiers listed on page 2 (Attachment) including cost per sq. ft. of rehabilitation at \$57.30. The existing building of 12,000 sq. ft salvage value at \$540,000.00. To dispose of it including hauling charges will cost about \$140,000.00 to \$150,000.00.

To rehabilitate the front section he described is 4,330 sq. ft. at \$57.30 per sq. ft totals \$248,109.00. With the \$80,000 in SHPO grant money, \$110,000.00 CDBG grant, 300hrs of electrical CAT team volunteer hours of \$14,500.00 with community pledges of \$17,750.00 for an estimated cost \$25,859.00. This is more than enough to start the project and more than enough to have a completion date of the first phase of eighteen months. He noted that this also does not include any town labor, or

prison labor or the partial demolition already completed. He reiterated that everything they have run into since the beginning has been less of a problem than originally anticipated. They are seeing money coming in and funds established for this without touching city coffers.

Ms. Knight stated that they need to partner with the town to work this out. They are presenting a general set of figures to show that this is doable. They have tried to be very cautious but she thinks they may have over estimated. There are several things they are working on to minimize and reduce the cost and a lot of partnering to be done.

Mr. Silva noted that this does not take into account the historical nature of the building, so that everything is based on new construction and current codes and safety guidelines. He said they appreciated Mr. Hassler getting the building ready for evaluation and for stemming some of the problems. He said they have three pages of grants and funding sources (Attached) this committee has been involved in and researching. Mr. Silva mentioned three grants that will be applicable to this project. Special project funds that are up to \$300,000 a year, part of community donations in the form of grant writing pledges, funds from the ISTEA, and funds from the transportation funding grant that run up to \$500,000 with an 8% match. The reopening of the rest stop also opens up more funding channels from ADOT. Home Land Security could be another funding source that could be applicable for a new police department. Mr. Slaysman, Mr. Garrison, and Mr. Frankenberg have all given glowing reports on this building.

He emphasized that these are positive things for the town that will enable the town to be fiscally responsible in the future and have a show piece that this town can be proud of and can attract the tourist and bring people to our area and have more than one area that can be on the National Historic Register. Mr. Silva reported that he met with Mr. George Spindle the project manager for Bechtel who said that he and his management group are in support of this restoration project. In terms of matching labor he would like to have his people work on this project. They will reward employees who volunteer their time to work on this project that will serve as matching funds.

Thee committee is working with the Historical Society to be able to use their 501C3 designation to bring in funds. The grants solicitation spreadsheet distributed is also attached. He reiterated that in less than one month they have received donations of over \$32,000 from the community. He and Ms. Knight invited everyone present to pick up a pledge sheet and challenged the Council to a pick up a pledge sheet for a donation of some type.

Ms. Knight said she wanted to inform the Council that she had in writing from the Department of Housing a letter stating that the \$109,000 from CDBG grant for demolition could be used for the first phase of rehab, as well as any unused portion of the housing rehab money. (Attached)

Ms. Knight said they will stay involved if the Council votes to do this. She invited the Council to a public/private partnership between the Town, the Grass Roots committee, the Historical Society and possibly the Chamber to make this building a wonderful asset, and working together to make this happen in a good way for the community.

Public Comments:

Kay Wilkins- stated she was a 4th generation native of this community whose roots run deep in this community. She stated she had obvious feelings on preserving its heritage. She stated she was present at the SHPO meeting and heard it was going to be cheaper and better and encouraged the Council to go forward. She felt that these were good values and felt that it was important to preserve our old buildings, the school, and the old post office, some of the old stores adobe buildings. Those people whose great grandparents sacrificed to settle this community feel it is important to preserve the old buildings.

Barry Williams- also stated his roots go back into this community and felt that this was a doable project.

Suzie Martin- whose grandfather settled Eagar returned here to complete her teaching career. She stated that we are doing ourselves a disfavor if we keeping taking down the things that have brought this town some recognition and hopes they will work hard with them to keep this going.

P.J. Ray- emphasized the importance of a town heart where various tourist attractions can be hosted that can be a compliment to our community.

David Silva- thanked the Council, then thanked members of the committee for doing the background leg work to present to the Town Council. Mr. Silva spoke of his father working as a custodian in the old school building and hoped to see the building restored. He too felt that this would be a central hall mark of the community. He encouraged the Council to support the project.

Barbara Hunter- said she was sick to hear another historical building was going down and wanted to say she thought this community has been wonderful.

Sean Dulhanty- who moved here in 1972 said he supports any effort to restore the building and appreciates everything being done to restore this building and it is the center piece of this town. Large and small cities are renovating their historic downtown sections.

Lucy Silva- stated that she had lived here for 85 years. They had all attended here as well as her children, grandchildren and some of their great grand children. It would break her heart if she saw the school disappear. Her children helped their daddy sweep when he worked as a janitor there.

Dave Pulsifer- said he was part of the committee that has been sponsoring saving the school and asked if there was any reason the Council couldn't vote tonight.

Mayor Dyson explained that they had a lot of information in detail and would like to review it and in fairness to Councilman Baca who could not be here tonight but felt confident that they will be able to make a decision at the meeting on the 21st. With the new information given them tonight they have new hope and ideas and ways to think.

Penny Costello- said she wondered why Springerville does not have a Main Street program and acquire grant funding for the benefit of all Main Street.

Amber Whiting- said her Grandmother Lucy Whiting taught in that school and would love to come back and teach in the school district someday. She has the youth in her heart and how great it would be to have something for the youth here.

Sheila Dulhanty- said she agreed with the previous comment made regarding the buildings use for community functions, youth programs, Art Centers and things of that nature. Should the Council decide to build a new building felt it would be wonderful to dedicate that building for the citizens to use.

Lou Costella- said he could attest to some of the old buildings from back home that are no longer there, only pictures. There was no help to restore and was in favor of the Council trying to save this building.

Connie Hunt- commented that it would be disappointing to have the Council destroy something that made them grateful twenty years ago when they arrived here.

Jo Roser- made the last comments stating that she remembers standing in the sunshine drinking milk on the side and felt that they could bring both communities together and felt that this was important.

Mayor Dyson called for questions from the council. There were no questions and called for a two minute break while members of the public present for the town hall restoration wishing to leave could do so.

Motion by Vice-Mayor Nedrow/Scott Cray to table the town hall restoration.

Vote:

Ayes:

Kay Dyson
Mary Nedrow

Scott Cray

Nays: Ramon Castillo

Councilman Cray expressed concern with numbers and asked Mr. Hassler to converse with Scott Silva about them.

Mr. Silva was asked if he could be sure to leave a complete packet of information for Councilman Baca for his review.

Mr. Silva emphasized that they did not want an adversarial role and this is a situation where they all have to work the community together and revitalize the down town in a cost efficient way.

8. **LITTLE COLORADO RIVER PLATEAU RC&D REPRESENTATIVE:** Consider appointing a person to represent the Town of Springerville at the Little Colorado Plateau RC&D meetings.

Mayor Dyson stated that the RC&D has their annual meeting on the 13th and need someone to represent the town. Historically Roxanne Knight has been the representative and point of contact on the RC&D.

Ms. Knight explained that Resource, Conservation and Development for the Little Colorado Plateau (RC&D) and all of the communities participate. They assist with grant writing workshops, they have lots of federal contacts. They are currently working with action teams on the healthy water shed, small diameter and healthy forest initiatives, and various projects in different areas of RC&D. In a nut shell its "Economic, Resource and Development for the area".

Councilman Cray volunteered to be the representative for the town and to attend the meetings.

Mayor Dyson advised him that these meetings are day long meetings that are moved around the area.

Motion by Mary Nedrow/Ramon Castillo to appoint Scott Cray as our representative on the Little Colorado River Plateau RC&D meetings.

VOTE:	Ayes:	Kay Dyson
		Mary Nedrow
		Ramon Castillo
		Scott Cray

9. **QUARTER MOON CONTRACT RENEWAL:** Consider authorizing the Town Manager to renew the waste dumping contract with Quarter Moon.

10. **NATURAL SOLUTIONS CONTRACT RENEWAL:** Consider authorizing the Town Manager to renew the waste dumping contract with Natural solutions.

Mr. Hassler explained that the contracts for items 9 and 10 are identical except different companies and that the town has continued to honor both contracts which expired on December 31st. He brought to the Council's attention 3 proposed changes to the new contracts and reviewed them.

1. Payment is required prior to dumping. This has been required by staff and policy in the past, but now it is part of the contract.
2. Dumping is no longer restricted to the West Lift Station; rather it will now be restricted to a location designated by the Town of Springerville. This gives the town some latitude if for some reason the West Lift Station is unavailable. The West Lift Station will still be the primary dumping site.

3. The rate has been increased to fifteen cents (\$0.15). This is based in part on what other communities are charging. We don't want to cause undue burden on local businesses, but at the same time we do not want to accept a large amount of this type of waste into our system.

Mr. Hassler advised the Council that they had contacted several other cities and only two knew what they were talking about. Show Low charges \$.10 per gallon for in town contractors and \$.15 for all out of town dumping and Holbrook charges \$.13 per gallon. He recommended charging \$.15 per gallon but reminded them that they could lower the price if they disagree with the price.

Chuck Hughes addressed the Council and said he had not been notified that he was on the agenda and did not like being bull dozed and objected to the increase in price, as he did not have that kind of money. He said he was going to have to start looking for another facility but would use the town in an emergency if he could meet the guidelines set.

Barbara Hughes then stated she did not mind paying the city and felt that it was amicable. However, in the past year she has not dumped as often as she used to because it is difficult for her to be at the dump station at certain hours. She stated that she did not know the work hours of town personnel and had missed the crew by ten minutes.

She said that her biggest problem is the bookkeeping for writing so many checks but if she pays ahead then she is told that she has to dump within a certain amount of time. She stated that each time she goes to the city she encounters problems and does not have enough daylight hours to have to deal with them.

Mr. Hassler explained that the town requests prepayment because we don't have a way to collect should payment not be made. He explained that he wanted to keep all the contracts the same. He has instructed staff to keep track of prepayments for dumping. They would be issued receipts that staff will sign off on as it is used.

Ms. Hughes said this works good for her and Albert Conchos handled it this way for her the last time she dumped. She said she would like to pay in advance and asked what the hours were because she has to dump every day.

Vice-Mayor Nedrow asked why the Hughes had not been notified of this meeting and asked if the work hours were not posted out there.

Ms. Hughes said she usually dumps between 10:00am and 2pm and never encountered the late evening problem before. She also stated that she had received a message from Tom Malone on her answering service advising her that he was not going to recommend any changes.

Mayor Dyson stated that she was going to send the contract back to Mr. Hassler to amend it to include the hours and for Mr. Hassler to discuss all of their problems with them. She stated that these contracts have to be in place to satisfy compliance issues with ADEQ.

Mr. Hassler addressed the question of prepayment and stated that we are trying to standardize as much as possible. This addresses the issue of fly-by-night companies that come in and want a contract so that we just have to take the contract and insert their name. He emphasized that the town has never had a problem with the present two companies we are currently working with but want to prevent this from ever happening. He clarified that the Council wanted him to make these changes and bring it back for approval.

Mayor Dyson stated that she wanted the rate changed to \$.12 per gallon and asked how the other Council members felt.

Councilman Castillo said he thought it should remain the same.

Councilman Cray stated it should be left to Mr. Hassler as this was what they hired him for.

Vice-Mayor Nedrow said she didn't want any part of this but wants him to talk with both companies to come up with a price.

Motion by Mary Nedrow/Scott Cray to enter into negotiations and bring the contract back to the Council.

Vote:	Ayes:	Mayor Dyson
		Mary Nedrow
		Ramon Castillo
		Scott Cray

Motion by Scott Cray/Mary Nedrow for Mr. Hassler to enter into negotiations with them and bring a contract to them to approve.

Vote:	Ayes:	Mayor Dyson
		Mary Nedrow
		Ramon Castillo
		Scott Cray

Roxanne Knight asked to address the Council and announced that they," the motel operators" were also not given notice of the bed tax being placed on the agenda either.

11. **AIRPORT COMMITTEE MEMBERS:** Consider appointing new members to the Springerville Municipal Airport Advisory Committee:

The terms of three members of the Springerville Municipal Airport Advisory Committee expired on December 31, 2003. Mayor Dyson explained that all of the standing committees come up for review on December of each year. If they would like to serve again they will reappoint them.

Mr. Hassler explained that Cyndi Henderson is no longer eligible to serve on the committee as per the policy. Both John Thompson and Dan Mobray would both like to continue serving on the committee. These are three year terms that will expire on December 31, 2006.

Mr. Gary Kiehne volunteered to fill the vacant position on the airport committee.

Motion by Mary Nedrow/Ramon Castillo appoint John Thompson and Dan Mobray and Gary Kiehne to the Springerville Municipal Airport Advisory Committee with terms to expire on December 31, 2006.

Vote:	Ayes:	Kay Dyson
		Mary Nedrow
		Ramon Castillo
		Scott Cray

12. **PARKS, RECREATION AND CULTURAL HERITAGE MEMBERS:** Consider appointing new members to the Parks, Recreation and Cultural Heritage Committee.

Mayor Dyson stated that they would be reappointing Jeff Barbie, Betty Amator and one nomination from Cindy Snyder whose terms would expire December 31st 2006

Mr. Hassler explained that Connie Hunt had served in the past and due to other commitments and the time schedule she respectfully declined to serve another term. The town thanks her for serving on the committee.

Motion by Scott Cray/Mary Nedrow to appoint Betty Amator, Jeff Barbe, and Cindy Snyder to the Parks, Recreation and Cultural Heritage Committee with terms to expire on December 31, 2006.

Vote:	Ayes:	Kay Dyson
		Mary Nedrow

Ramon Castillo
Scott Cray

Mayor Dyson thanked everyone for continuing to serve.

Vote:	Ayes:	Kay Dyson
		Mary Nedrow
		Ramon Castillo
		Scott Cray

13. **PLANNING AND ZONING COMMISSION MEMBERS:** Consider reappointing new members to the Planning and Zoning Commission.

Mr. Hassler stated that he talked with all three members and all of them are willing to serve again.

Motion by Ramon Castillo/Mary Nedrow to appoint Larry Martin, Bridget Laney, and William Lucas to the Planning and Zoning Commission with terms to expire on December 31, 2006.

Vote:	Ayes:	Kay Dyson
		Mary Nedrow
		Ramon Castillo
		Scott Cray

14. **MUNICIPAL PROPERTY CORPORATION BOARD OF DIRECTORS:** Consider appointing the Town Manager to the Board of Directors for the Municipal Property Corporation.

Mr. Hassler explained that the Corporation Commission requires one member on Board of Directors for the Municipal Property Corporation.

Motion by Mary Nedrow/Scott Cray to appoint Kurt Hassler, Springerville Town Manager, to the Municipal Property Corporation Board of Directors.

Vote:	Ayes:	Kay Dyson
		Mary Nedrow
		Ramon Castillo
		Scott Cray

15. **SANITARY SEWER EASEMENT NEGOTIATION:** Consider entering into executive session to discuss a sanitary sewer easement with David and Geraldine Silva.

Mr. David Silva addressed the Council for himself and his wife Geraldine. He expressed his concern regarding open lines of communication. He felt that there was a serious lack of communication with regard to their concern in particular. He thanked Mayor Dyson for calling him to advise them of being on the agenda.

He stated that all his calls are recorded and on October 27th he called the town and asked for the manager. He was advised that he would out of town and that in his absence Mayor Dyson would take calls at home and suggested that he call her. At that time he advised her that it was not in their best interest to run the sewer easement through their property. There was a communication on December 22nd and he returned the call on December 23rd and was informed at that time that Mr. Hassler was on vacation until January 5th.

Mr. Silva reiterated that it was not in their best interest to run the sewer through their property and did not feel the need to explain what their best interest is. He said that he and Mr. Moses had a cordial conversation in December and informed him that they had decided against running the sewer lines through his property. He advised the Council that they were not in town to respond to any calls between December 27th through December 31st but wanted to express his concern for open lines of communication between the manager, council and public.

Mr. Hassler asked for a decision to proceed as Mr. Silva will not give a sanitary sewer easement. Estimated costs have been put together for going through Mr. Silva's property and around it. To go through the property it is estimated at \$54,500 and around his property crossing the highway at about \$122,400. The biggest portion of the cost is additional material and renting machinery to dig a depth of 20 and 22 feet deep along Water Treatment Road. The machinery would be a track hoe and a drag box to put the sewer in at that depth.

The options presented by Mr. Hassler were to go around Mr. Silva's property, work out some kind of agreement or go through condemnation proceedings to obtain an easement. Going around Mr. Silva's property is estimated to take approximately 7 to 8 weeks to lay the line. Through Mr. Silva's property would take about 3 or 4 weeks.

The original design by Mr. John Murphy was a line across the open fields on Game and Fish land, over to Water Treatment Road south and cross U.S. 60 at that location. The main concern with this plan was the depth of the sewer line and our crew does not have any experience working this depth.

To go through Mr. Silva's property the town would have to resubmit approval to ADEQ but feel that it would be fairly quick. Going around the property would be Mr. Murphy's call but thinks that they will accept the changes on the "As Builts" and will not have to resubmit. The time line for the RV Park is mid-March withstanding bad weather. They should be able to meet the deadline.

Mayor Dyson stated she was concerned with town staff having the time, the equipment and ability to do a project of this size.

Mr. Hassler advised the Council that \$24,000 of the \$97,000 Mr. Moses gave has been spent for materials and dedicated \$15,000 for the boring machine and another \$2,000 for material for the boring.

Mayor Dyson asked if parts of the sewer could be put out to bid as the material is already purchased.

Mr. Hassler stated that staff was fully capable of doing a portion of the line such as the boring and a fair amount of the sewer that will be shallow enough without a problem. Bid documents can be put together for the deeper portion.

Motion by Councilman Castillo/Mary Nedrow to stay with the plan and go around and not disturb David Silva's easement and contract it out.

Mr. Hassler asked for clarification regarding what portion to contract out. Do they want to contract the entire sewer project or that portion that the town staff cannot do. Mr. Hassler suggested that a base bid for the deep portion and alternate remaining portion and make a value judgment at that time on how to proceed.

Vote:	Ayes:	Kay Dyson
		Mary Nedrow
		Ramon Castillo
		Scott Cray

Mr. Moses said he would like to be notified of what is happening and the time frame or anything he needs to know. He added that it is the cities responsibility as he has paid a lot of money to keep him posted and happy.

Motion by Mary Nedrow/Ramon Castillo to adjourn the meeting. The meeting adjourned at

Vote:	Ayes:	Kay Dyson
		Mary Nedrow
		Ramon Castillo
		Scott Cray

The meeting adjourned at 9:30pm.

Kay Dyson, Mayor

ATTEST:

Valentina Cordova, Town Clerk

I hereby certify that the foregoing is a true and correct copy of the minutes of the Springerville Town Council in regular session on Wednesday January 7, 2004 I further certify that the meeting was duly called and a quorum was present.

Dated this 12th day of January 2004

Valentina Cordova, Town Clerk